044.0	0007	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	704,300 / 704,300
					USE VALUE:	704,300 / 704,300
					ASSESSED:	704,300 / 704,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CORAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAL SHAWN E & SOL GABRIELA
Owner 2:	
Owner 3:	
Street 1:	29 COUNTRY CLUB DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O`CONNELL LORETTA M/ ESTATE -
Owner 2:	-
Street 1:	106 HIBBERT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as Two Family with a Conventional Building built about 1962, having primarily Vinyl Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5250.000	288,500		415,800	704,300
Total Card	0.121	288,500		415,800	704,300
Total Parcel	0.121	288,500		415,800	704,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.45 | /Parcel: 299.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31628
GIS Ref
GIS Ref
Insp Date 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.0-0007-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	244,500	0	5,250.	415,800	660,300	660,300	Year End Roll	12/18/2019
2019	104	FV	266,300	0	5,250.	441,800	708,100	708,100	Year End Roll	1/3/2019
2018	104	FV	266,300	0	5,250.	322,200	588,500	588,500	Year End Roll	12/20/2017
2017	104	FV	266,300	0	5,250.	280,700	547,000	547,000	Year End Roll	1/3/2017
2016	104	FV	266,300	0	5,250.	265,700	532,000	532,000	Year End	1/4/2016
2015	104	FV	262,100	0	5,250.	259,900	522,000	522,000	Year End Roll	12/11/2014
2014	104	AB	262,100	0	5,250.	213,700	475,800	475,800		3/11/2014
2014	104	FV	283,100	0	5,250.	213,700	496,800	496,800	Year End Roll	12/16/2013

!3798!

PRINT

Date	Time
12/10/20	18:56:49

LAST REV

Date	Time
08/11/20	15:39:12
apro	
3798	

USER DEFINED

Prior Id # 1:	31628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNELL LORET	73358-269	1	9/27/2019	Estate/Div	869,000	No	No	4	
	13275-69		8/1/1977		60,775	No	No		Loretta O`Connell dod 2/22/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2016	1376	Re-Roof	5,000	C				
9/21/1992	461	Manual	6,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/26/2019	SQ Returned	JO	Jenny O
5/14/2019	Mail Update	MM	Mary M
11/30/2018	MEAS&NOTICE	CC	Chris C
2/4/2014	Meas/Inspect	PC	PHIL C
10/24/2000	Hearing N/C	189	PATRIOT
3/3/2000	Meas/Inspect	264	PATRIOT
8/13/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	0.99	1				-10					415,800						415,800	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 415,800 | Spl Credit | Total: 415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	5 - Asbestos	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.09642851
Const Adj.:	0.99240077
Adj $ / SQ:	87.048
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354392
Depreciation:	65917
Depreciated Total:	288475

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

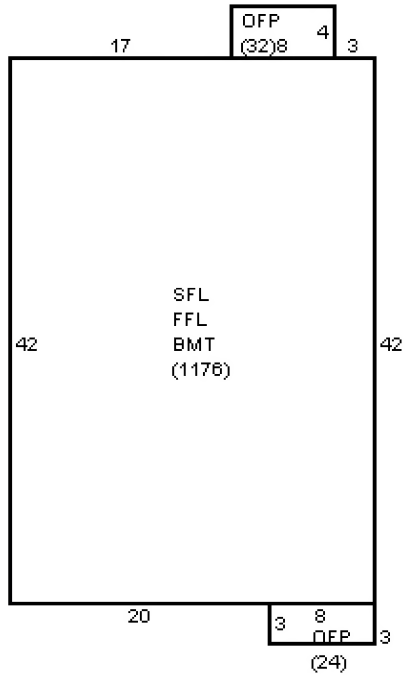
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	87.05
Special Features:	0	Val/Su Net:	80.50
Final Total:	288500	Val/Su SzAd	122.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	26.110	30,710
FFL	First Floor	1,176	87.050	102,368
SFL	Second Floor	1,176	87.050	102,368
OFP	Open Porch	56	43.670	2,445
	Net Sketched Area:	3,584	Total:	237,891
Size Ad	2352	Gross Are	3584	FinArea 2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

044.0-0007-0001.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: